

GIS REGISTRY INFORMATION

SITE NAME:	Hildebrant Property (Former Lynn's Service)		
BRRTS #:	03-71-000929	FID # (if appropriate):	
COMMERCE # (if appropriate):	54901-2725-24		
CLOSURE DATE:	March 03, 2003		
STREET ADDRESS:	1724 Algoma Blvd		
CITY:	Oshkosh		
SOURCE PROPERTY GPS COORDINATES (meters in WTM91 projection):	X = 635349	Y = 397212	
CONTAMINATED MEDIA:	Groundwater	Soil	Both
	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
OFF-SOURCE GW CONTAMINATION >ES:	Yes	No	<input checked="" type="checkbox"/>
• IF YES, STREET ADDRESS:			
• GPS COORDINATES (meters in WTM91 projection):	X =	Y =	
OFF-SOURCE SOIL CONTAMINATION >Generic or Site-Specific RCL (SSRCL):	Yes	No	<input checked="" type="checkbox"/>
• IF YES, STREET ADDRESS 1:			
• GPS COORDINATES (meters in WTM91 projection):	X =	Y =	
CONTAMINATION IN RIGHT OF WAY:	Yes	No	<input checked="" type="checkbox"/>
<u>DOCUMENTS NEEDED</u>			
Closure Letter, and any conditional closure letter issued			<input checked="" type="checkbox"/>
Copy of most recent deed, including legal description, for all affected properties			<input checked="" type="checkbox"/>
Certified survey map or relevant portion of the recorded plat map (if referenced in the legal description) for all affected properties			NA
County Parcel ID number, if used for county, for all affected properties			<input checked="" type="checkbox"/>
Location Map which outlines all properties within contaminated site boundaries on USGS topographic map or plat map in sufficient detail to permit the parcels to be located easily (8.5x14" if paper copy). If groundwater standards are exceeded, the map must also include the location of all municipal and potable wells within 1200' of the site.			<input checked="" type="checkbox"/>
Detailed Site Map(s) for all affected properties , showing buildings, roads, property boundaries, contaminant sources, utility lines, monitoring wells and potable wells. (8.5x14", if paper copy) This map shall also show the location of all contaminated public streets, highway and railroad rights-of-way in relation to the source property and in relation to the boundaries of groundwater contamination exceeding ch. NR 140 ESs and soil contamination exceeding ch. NR 720 generic or SSRCLs.			<input checked="" type="checkbox"/>
Tables of Latest Groundwater Analytical Results (no shading or cross-hatching)			<input checked="" type="checkbox"/>
Tables of Latest Soil Analytical Results (no shading or cross-hatching)			<input checked="" type="checkbox"/>
Isoconcentration map(s), if required for site investigation (SI) (8.5x14" if paper copy). The isoconcentration map should have flow direction and extent of groundwater contamination defined. If not available, include the latest extent of contaminant plume map.			<input checked="" type="checkbox"/>
GW: Table of water level elevations, with sampling dates, and free product noted if present			<input checked="" type="checkbox"/>
GW: Latest groundwater flow direction/monitoring well location map (should be 2 maps if maximum variation in flow direction is greater than 20 degrees)			<input checked="" type="checkbox"/>
SOIL: Latest horizontal extent of contamination exceeding generic or SSRCLs, with one contour			<input checked="" type="checkbox"/>
Geologic cross-sections, if required for SI. (8.5x14" if paper copy)			NA
RP certified statement that legal descriptions are complete and accurate			<input checked="" type="checkbox"/>
Copies of off-source notification letters (if applicable)			NA
Letter informing ROW owner of residual contamination (if applicable) (public, highway or railroad ROW)			<input checked="" type="checkbox"/>
Copy of (soil or land use) deed restriction(s) or deed notice if any required as a condition of closure			NA



ENVIRONMENTAL & REGULATORY SERVICES DIVISION
BUREAU OF PECFA
2129 Jackson Street
Oshkosh, Wisconsin 54901-1805
TDD #: (608) 264-8777
Fax #: (920) 424-0217
<http://www.commerce.state.wi.us>
<http://www.wisconsin.gov>
Jim Doyle, Governor
Cory L. Nettles, Secretary

March 3, 2003

Mary Hildebrant
102 W 11th Ave
Oshkosh, WI 54902

RE: Final Closure

Commerce # 54901-2725-24 WDNR BRRS # 03-71-000929
Hildebrant Property (Former Lynns Service), 1724 Algoma Blvd, Oshkosh

Dear Ms. Hildebrant:

The Wisconsin Department of Commerce (Commerce) has received all items required for closure of the site referenced above. This site is now listed as "closed" on the Commerce database and will be included on the Wisconsin Department of Natural Resources (WDNR) Geographic Information System (GIS) Registry of Closed Remediation Sites to address residual contamination.

It is in your best interest to keep all documentation related to the environmental activities at your site. If residual contamination is encountered in the future, appropriate measures must be implemented to assure that it is managed following all applicable regulations. If future site conditions indicate that any remaining contamination poses a threat, and subsequent information indicates a need to reopen this case, any original claim under the PECFA fund would also reopen and you may apply for assistance to the extent of remaining eligibility.

Thank you for your efforts to protect Wisconsin's environment. If you have any questions, please contact me in writing at the letterhead address or by telephone at (920) 424-0025.

Sincerely,

A handwritten signature in black ink, appearing to read 'Thomas Verstegen', written over a horizontal line.

Thomas Verstegen
Department of Commerce
PECFA - Site Review Section

cc: Scott McKittrick – Northern Environmental
Case File



ENVIRONMENTAL & REGULATORY SERVICES DIVISION
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Jim Doyle, Governor
Cory L. Nettles, Secretary

January 24, 2003

Ms. Mary Hildebrant
102 W 11th Ave
Oshkosh, WI 54902

RE: Conditional Case Closure
Commerce # 54901-2725-24 WDNR BRRTS # 03-71-000929
Hildebrant Property (Former Lynn's Service), 1724 Algoma Blvd , Oshkosh

Dear Ms. Hildebrant:

The Wisconsin Department of Commerce (Commerce) has reviewed the request for case closure prepared by your consultant, Northern Environmental, for the site referenced above. It is understood that residual soil and groundwater contamination remains on-site. Commerce has determined that this site does not pose a significant threat to the environment and human health. No further investigation or remedial action is necessary.

The following condition must be satisfied to obtain final closure:

- All groundwater monitoring wells associated with this site must be properly abandoned and the abandonment forms submitted to this office.
- A letter addressing residual contamination within the right-of-way of both Murdock Ave and Algoma Blvd must be sent to the City of Oshkosh. A copy of that letter needs to be forwarded to this office

This letter serves as your written notice of "no further action". Timely filing of your final PECFA claim (if applicable) is encouraged. If your claim is not received within 120 days of the date of this letter, interest costs incurred after 60 days of the date of this letter will not be eligible for PECFA reimbursement.

Thank you for your efforts to protect Wisconsin's environment. If you have any questions, please contact me in writing at the letterhead address or by telephone at (920) 424-0025.

Sincerely,

A handwritten signature in dark ink, appearing to read 'Thomas Verstegen'. The signature is fluid and cursive, written over the printed name.

Thomas Verstegen
Department of Commerce
PECFA – Site Review Section

cc: Scott McKittrick – Northern Environmental
Case File

This Indenture, Made by Elmer S. Meland (Widower) a single man,

Grantor of Winnebago County, Wisconsin, hereby conveys and warrants to
George C. Hildebrand and Mary E. Hildebrand, husband and wife, and the
survivor of them,

grantee, s. of Brown County, Wisconsin, for
the sum of One Dollar (\$1.00) and other valuable consideration,

the following tract of land in Winnebago County, State of Wisconsin:

All that part of Lot One (1), Meland's Assessor's Plat, Twelfth Ward, City of Oshkosh, Winnebago County, Wisconsin, described as follows:
Beginning on the South line of Murdock Street at a point that is Forty-five and Sixty-four Hundredths Feet (45.64') East of the Northwest corner of said Lot One (1); thence due East along the South line of Murdock Street One Hundred Eight and Thirty-six Hundredths Feet (108.36'); thence Sixty-six and Seven Tenths Feet (66.7') South Seven Degrees Forty-eight Minutes (79°48') East; thence Twenty-seven and Six Tenths Feet (27.6') North Eighty-two Degrees Forty-five Minutes (82°45') East; thence Fifty and Three Tenths Feet (50.3') South Seven Degrees Thirty-six Minutes (7°36') East to a point on the South line of said Lot One (1); thence One Hundred Forty-five and Three Tenths Feet (145.3') South Eighty-seven Degrees Nineteen Minutes (87°19') West along said South line to the Northeastly line of Algoma Blvd.; thence Eighty-four and Twenty-six Hundredths Feet (84.26') North Twenty-three Degrees Twenty-four Minutes (23°24') West along said Northeastly line; thence Northerly and Easterly to the point of beginning along a curve to the right whose radius is Thirty Feet (30') with a chord of Fifty and Fifteen Hundredths Feet (50.15') length whose bearing is North Thirty-three Degrees Eighteen Minutes (33°18') East.

Also described as: All of Lot One (1) in Meland's Assessor's Plat, in the 12th Ward, City of Oshkosh, Winnebago County, Wisconsin, excepting therefrom that portion heretofore conveyed by Elmer Meland to Carl Nowack, by deed recorded in Winnebago County Registry in Volume 881 on Page 571, as Document #256612.

In Witness Whereof, the said grantor has hereunto set his hand and seal this 28th

day of April A.D. 19 61

SIGNED AND SEALED IN PRESENCE OF

Elmer S. Meland (SEAL)
Elmer S. Meland

Harry E. Meyer, Jr.
Harry E. Meyer, Jr.
Virginia A. Haines
Virginia A. Haines

(SEAL)

(SEAL)

(SEAL)

THIS INSTRUMENT WAS DRAFTED BY

Att'y. Harry E. Meyer, Jr.

RECEIVED FOR RECORD

19.

at

o'clock M.

Register of Deeds.

County of Deeds.

STATE OF WISCONSIN.

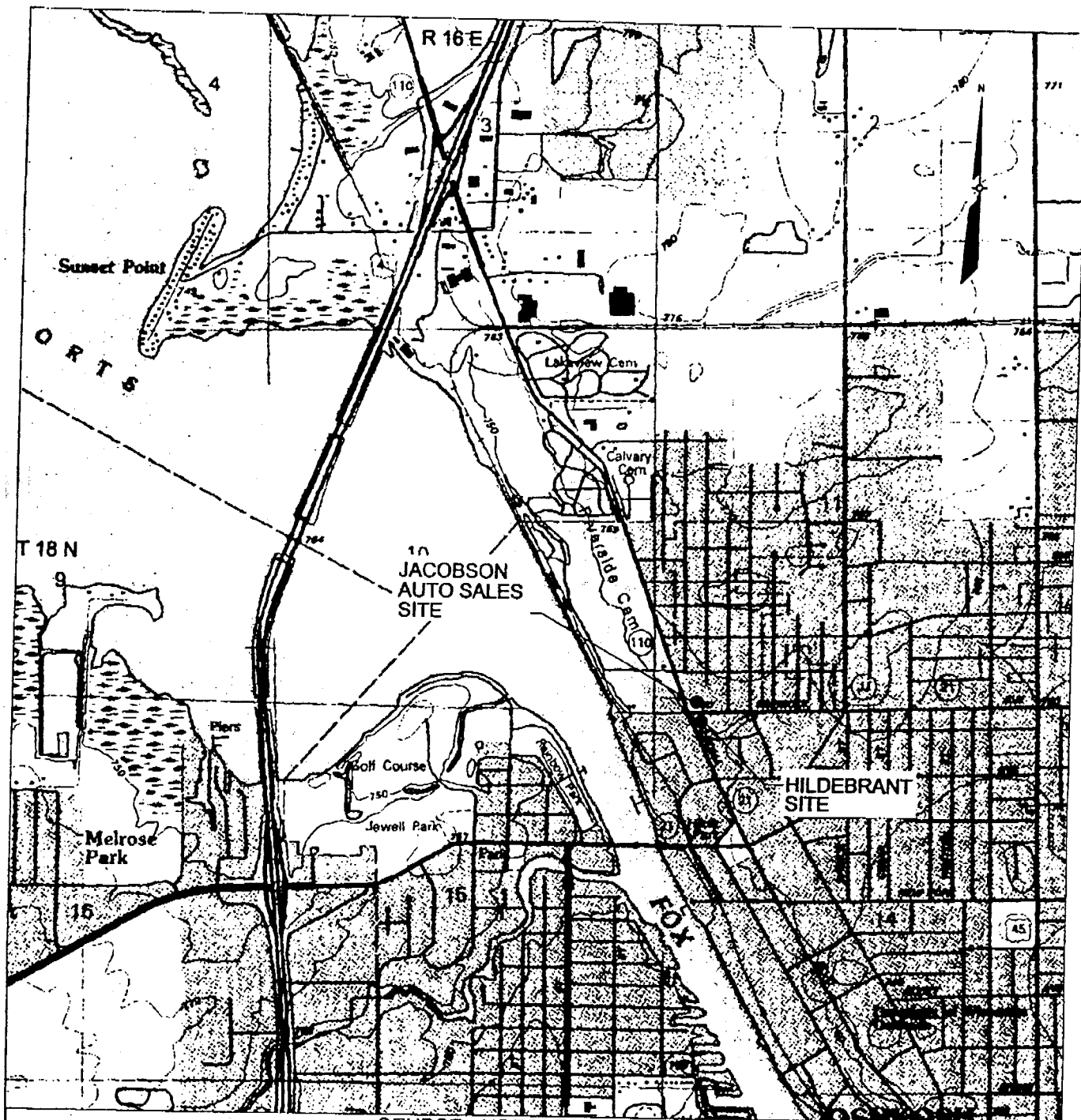
Winnebago County

Personally came before me, this 28th day of April, A.D. 19 61,
the above named Elmer S. Meland,

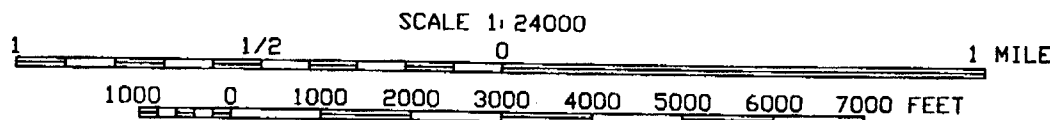
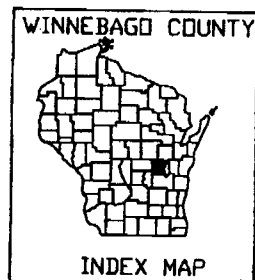
to me known to be the person who executed the foregoing instrument and acknowledged the same

(SEAL)

Harry E. Meyer, Jr.
Harry E. Meyer, Jr.
Notary Public, Winnebago County, Wis.
My commission XXXX is permanent.



SOURCE: USGS 7.5 MINUTE QUADRANGLE,
OSHKOSH, WISCONSIN, 1992



CONTOUR INTERVAL 10 FEET
DATUM IS MEAN SEA LEVEL

FIGURE 2-1

LOCATION MAP

HILDEBRANT & JACOBSON AUTO SALES SITES

STH 21 (ALGOMA BLVD) OSHKOSH, WISCONSIN

WSDOT PROJECT ID 6183-05-00

EARTH TECH



FEB 2002

46693

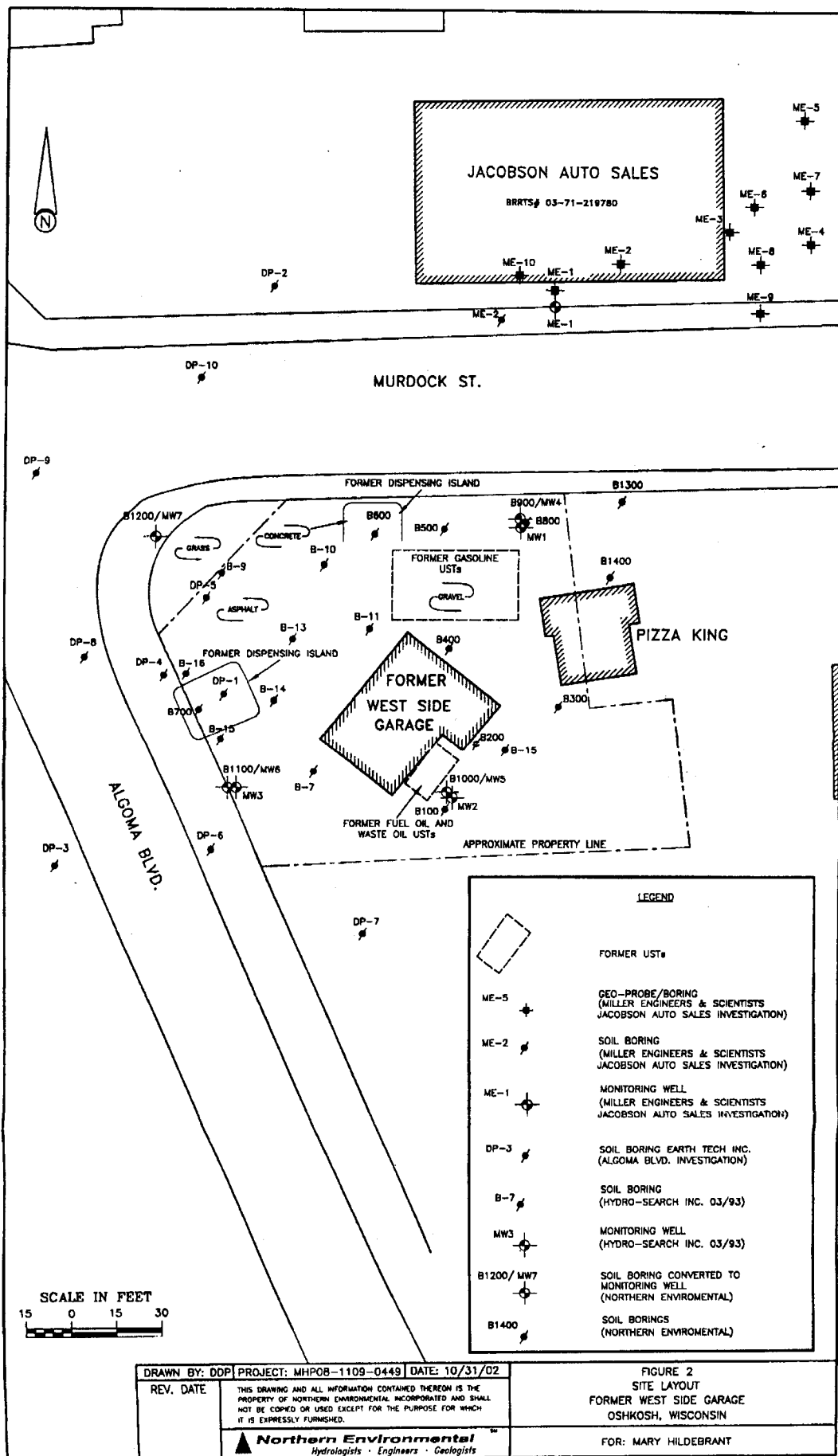


Table 5: Ground-Water Quality Analytical Results, Former West Site Garage, Oshkosh, Wisconsin

Well ID	Date Sampled	Benzene	n-Butylbenzene	Chloroform	Diisopropyl ether	Ethylbenzene	Isopropylbenzene	Naphthalene	n-Propylbenzene	Toluene	Total Trimethylbenzenes	Total Xylenes	MTBE
NR 140 Preventive Action Limit (µg/l)		0.5	NE	0.6	NE	140	NE	8	NE	200	96	1000	12
NR 140 Enforcement Standard (µg/l)		5	NE	6	NE	700	NE	40	NE	1000	480	10000	60
MW1	3/30/93	3200	<50	<50	---	1900	<50	<50	50	1600	403	3200	100
	8/24/00	400	---	---	---	3400	---	---	---	740	1230	4810	69
	5/18/01	120	---	---	---	2900	---	---	---	1800	788	4810	<80
	4/10/02	320	---	---	---	2400	---	---	---	970	1070	4410	<20
MW2	3/30/93	<1.0	<1.0	<1.0	---	1.8	<1.0	<1.0	<1.0	3.5	<1.0	3.5	<1.0
	8/24/00	<0.50	---	---	---	<0.50	---	---	---	<0.50	<0.50	<1.0	<0.40
	5/18/01	<0.40	---	---	---	<0.40	---	---	---	<0.40	<0.40	<0.70	<0.40
	4/10/02	<0.40	---	---	---	<0.40	---	---	---	<0.40	<0.50	<0.90	<0.40
MW3	3/30/93	6300	110	100	---	700	<100	<100	110	4600	790	2900	<100
	8/24/00	1600	---	---	---	330	---	---	---	370	247	1000	<20
	5/18/01	2500	---	---	---	470	---	---	---	3600	210	1510	<80
	4/10/02	2100	---	---	---	410	---	---	---	2400	365	1340	<20
MW4	5/18/01	1000	120	<50	58	3500	100	360	170	1700	2310	7900	<110
	4/10/02	760	---	---	---	2900	---	440	---	960	2000	3690	120
MW5	5/18/01	<0.10	<0.40	<0.50	<0.10	<0.10	<0.10	<0.70	<0.30	0.23	<0.30	<0.20	<1.1
	4/10/02	<0.40	---	---	---	<0.40	---	---	---	<0.40	<0.50	<0.90	<0.40
MW6	5/18/01	10000	140	<50	<10	1400	36	490	75	19000	1850	9900	<110
	4/10/02	5000	---	---	---	1500	---	500	---	5500	1700	1700	<80
MW7	5/18/01	<0.10	<0.40	<0.50	<0.10	<0.10	<0.10	<0.70	<0.30	0.15	<0.30	<0.20	<1.1
	4/10/02	<0.40	---	---	---	<0.40	---	---	---	<0.40	<0.50	<0.90	<0.40
B1300	4/10/02	0.17	<0.40	<0.50	<0.10	<0.10	<0.10	<0.70	<0.30	0.81	1.4	0.64	<1.1
B1400	4/10/02	<0.10	<0.40	<0.50	<0.10	<0.10	<0.10	<0.70	<0.30	0.15	<0.30	<0.20	<1.1

Note:

MTBE = Methyl-Tertiary-Butyl-Ether

µg/l = micrograms per liter

NE = Not established by WDNR

--- = Not analyzed

32 = WDNR Preventive Action Limit Exceeded

10000 = WDNR Enforcement Standard Exceeded

Table 4: Soil Quality Results, Former West Side Garage, Oshkosh, Wisconsin

Sample Number	Sample Depth (feet)	Date Sampled	PID (ppm)	GRO (mg/kg)	DRO (mg/kg)	Relevant and Significant Analytical Results (µg/kg)						
						Benzene	Ethylbenzene	MTBE	Toluene	1,2,4-Trimethylbenzene	1,3,5-Trimethylbenzene	Xylenes
WDNR NR720 Residual Contaminant Level				250	15	5.5	2900	NE	1500	NE	NE	4100
Chapter COMM 46.06 Table 1 Values				NE	NE	8500	4600	NE	38000	83000	11000	42000
Chapter COMM 46.06 Table 2 Values				NE	NE	1100	NE	NE	NE	NE	NE	NE
B101	0-3	03/26/01	1	<1.2	---	<25	<25	<25	<25	<25	<25	<25
B202	2-4	03/26/01	0	---	12	<25	<25	<25	<25	<25	<25	<25
B302	2-4	03/26/01	0	<1.3	---	<25	<25	<25	<25	<25	<25	<25
B402	2-4	03/26/01	0	<1.4	---	<25	<25	<25	<25	<25	<25	<25
B501	0-2	03/26/01	90	140	---	1300	5800	94	190	16000	4800	13200
B602	2-4	03/26/01	43	22	---	<25	200	43	<25	490	120	272
B702	2-4	03/26/01	19	8.9	---	<25	<25	<25	<25	290	<25	<25
B804	6-8	03/26/01	346	850	---	<500	18000	<450	1900	51000	15000	74000
B1100	4-6	04/30/01	363	160	---	<25	1900	<25	47	16000	5100	5490
B1200	4-6	04/30/01	0	<1.2	---	<25	<25	<25	<25	<25	<25	<25
B1300	4-6	04/30/02	0	<1.6	---	<25	<25	<25	<25	<25	<25	<25
B1400	2-4	04/30/02	0	<1.6	---	<25	<25	<25	<25	<25	<25	<25

Note:

GRO = Gasoline Range Organics

PID = photoionization detector

MTBE = Methyl-Tertiary-Butyl-Ether

mg/kg = milligrams per kilogram

µg/kg = micrograms per kilogram

--- = Not Analyzed

NE = Not Established by Wisconsin Department of Natural Resources

RCL = Residual Contaminant Level

5.5 = Compound in excess of Wisconsin Administrative Code Chapter NR720 Residual Contaminant Levels (RCLs)

8500 = Exceeds COMM 46.06 Table 1 Value

1100 = Exceeds COMM 46.06 Table 2 Values

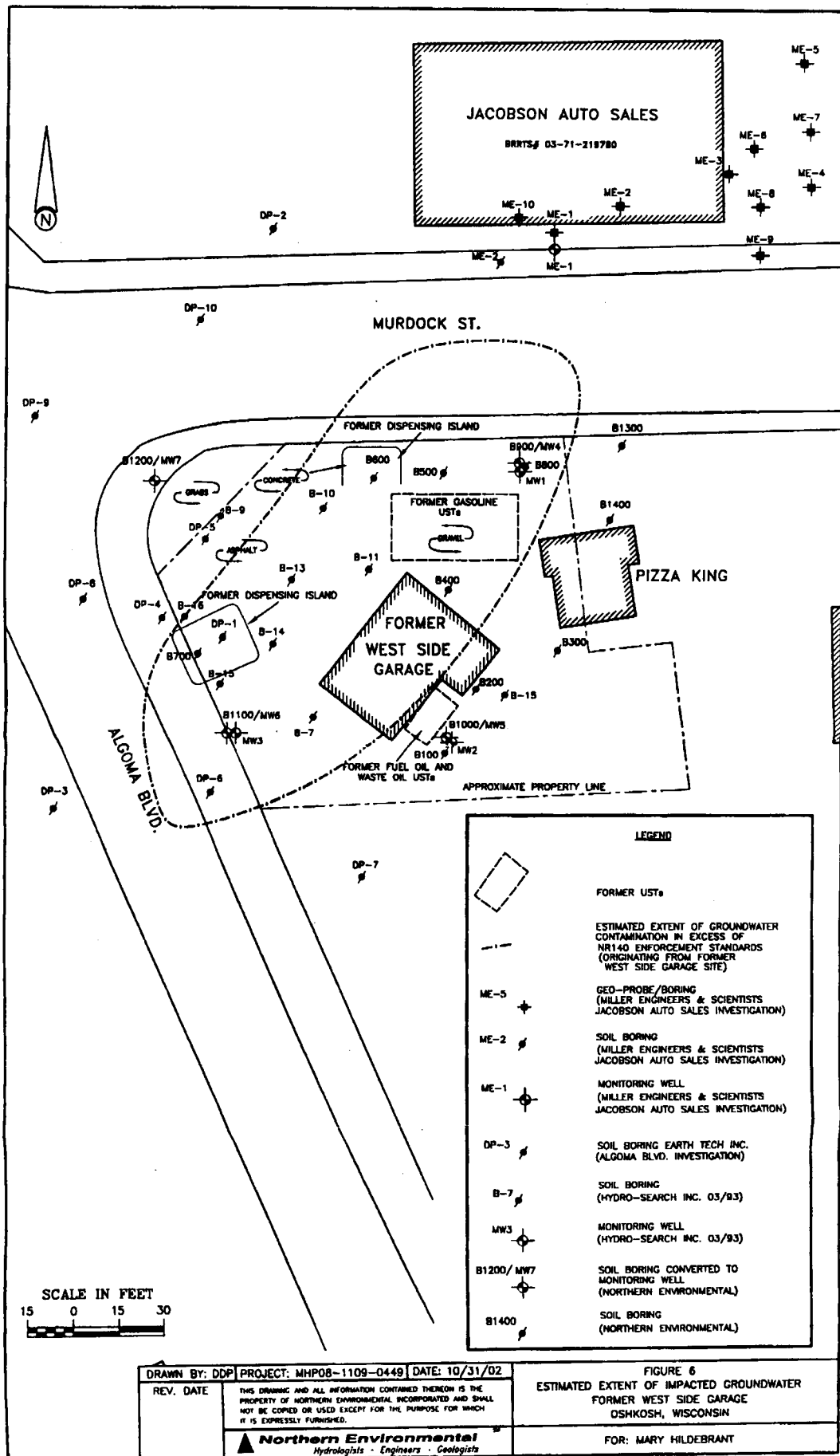
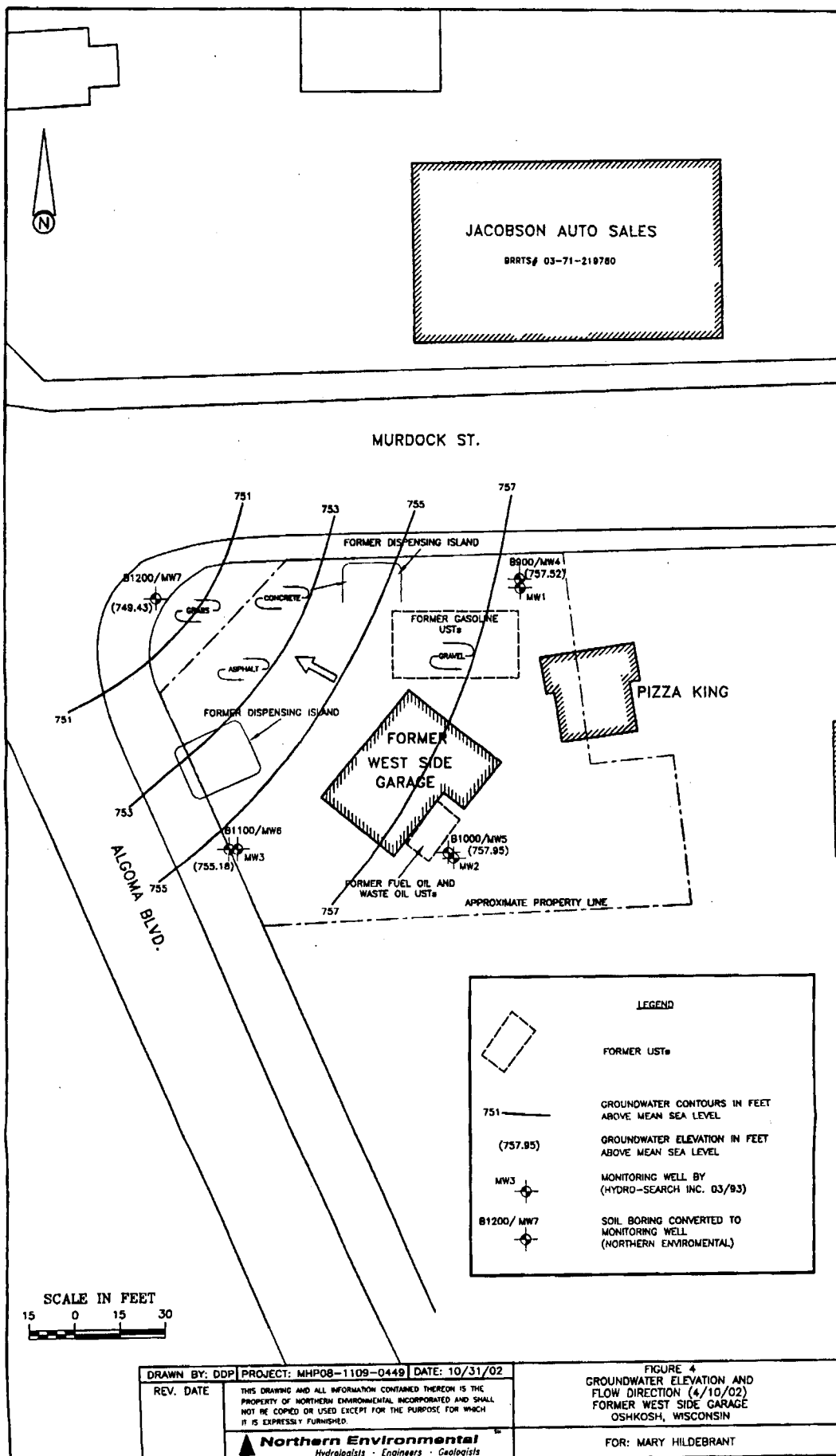


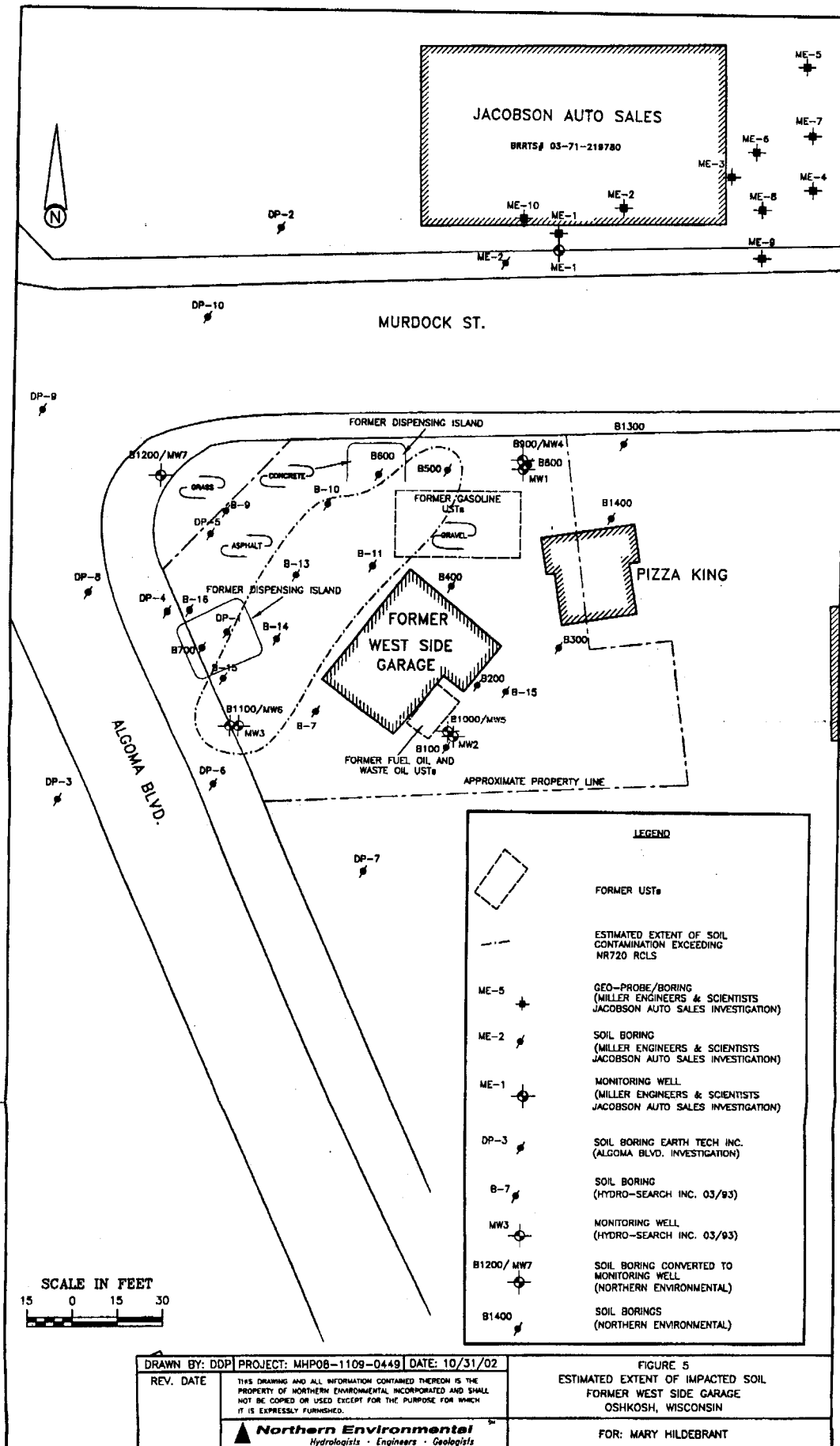
Table 3: Historical Ground-Water Elevations, Former West Side Garage, Oshkosh, Wisconsin

Well Number	DATE	Ground Elevation	Riser Elevation	Depth to Water (feet below riser)	Depth to Water (feet below grade)	Water Table Elevation
MW1	03/30/93	761.47	761.2	3.90	4.17	757.3
	08/24/00			4.34	4.61	756.86
	05/18/01			3.73	4.00	757.47
	04/10/02			3.65	3.92	457.55
MW2	03/30/93	761.58	764.07	5.79	3.3	758.28
	08/24/00			7.59	5.1	756.48
	05/18/01			6.35	3.86	757.72
	04/10/02			6.15	3.66	757.92
MW3	03/30/93	760.30	759.87	4.92	5.35	754.95
	08/24/00			6.11	6.54	753.76
	05/18/01			4.11	4.54	755.76
	04/10/02			4.85	5.28	755.02
MW4	05/18/01	761.50	761.32	3.79	3.97	757.53
	04/10/02			3.80	3.98	757.52
MW5	05/18/01	761.50	760.9	3.14	3.74	757.76
	04/10/02			2.95	3.55	757.95
MW6	05/18/01	760.25	759.86	4.31	4.7	755.55
	04/10/02			4.68	5.07	755.18
MW7	05/18/01	760.84	760.23	9.89	10.5	750.34
	04/10/02			10.80	11.41	749.43

NOTES:

All Elevations are referenced to an estimated feet above mean sea level





Former West Side Garage
1724 Algoma Blvd.
Oshkosh, Wisconsin 54901

BRRTS #03-71-000929
COMMERCE #54901-2725-24

WMTM Coordinates: 635349, 397212

City of Oshkosh Parcel Identification Number: 12 0050 0100

Legal Description:

That part of Lot 1 in MELAND ASSESSOR'S PLAT, in the Twelfth Ward, City of Oshkosh, Winnebago County, Wisconsin, described as follows, viz:-

Commencing on the South line of Murdock Street at a point that is 45.64 feet east of the Northwest corner of said Lot 1; thence due east, along the South line of Murdock Street, 108.36 feet; thence south 07 degrees 48 minutes east 66.7 feet; thence north 82 degrees 45 minutes east 27.6 feet; thence south 07 degrees 36 minutes east, 50.3 feet, to a point on the South line of said Lot 1; thence south 87 degrees 19 minutes west, along the South line of said Lot 1, 145.3 feet, to the Northeasterly line of Algoma Boulevard; thence north 23 degrees 24 minutes west, along the Northeasterly line of said Algoma Boulevard, 84.26 feet; thence northerly and easterly to the point of beginning along a curve to the right whose radius is 30 feet with a chord of 50.15 feet length and whose bearing is north 33 degrees 18 minutes east.

A copy of the most recent deed is attached for use by the WDNR.

Responsible Party Signed Statement

I certify that the legal description included with this statement is complete and accurate.

Mary E. Hillebrand

11-25-02
Date

February 6, 2003
(MHP08-1109-0449)

Ms. Susan Kepplinger
Principal Planner
City of Oshkosh
Post Office Box 1130
Oshkosh, Wisconsin 54903-1130

RECEIVED
FEB 10 2003
ERS DIVISION

RE: Site Closure and Residual Contamination under the Right-Of-Way of Murdock Avenue and Algoma Boulevard, Hildebrandt Property (Former West Side Garage), 1724 Algoma Boulevard, Oshkosh, Wisconsin


Dear Ms. Kepplinger:

The purpose of this letter is to inform you that the Wisconsin Department of Commerce (COMM) has granted a "no further action" (closure) letter for the above-referenced property (letter attached). As one of the conditions of site closure, this letter also serves as official notification to the City of Oshkosh that residual soil and groundwater contamination exists under the right-of-way of both Murdock Avenue and Algoma Boulevard, adjacent to the above property. However, based on investigation results, the residual soil and groundwater contamination under the road right-of-ways does not pose a significant threat to human health or the environment.

Northern Environmental Technologies, Incorporated (Northern Environmental) will be properly abandoning all remaining groundwater monitoring wells and arranging for proper disposal of any soil and groundwater drums associated with our investigation work. Well abandonment forms will be forwarded to COMM as required to obtain final closure.

If you have any questions or require additional information, please contact me.

Sincerely,
Northern Environmental
Technologies, Incorporated


Scott A. McKittrick, PSS
Project Manager

SAM:alw
Enclosure

c: Thomas Versteegen, COMM
Mary Hildebrandt